

**APPROVED 7-19-12**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, June 21, 2012 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Joseph A. Cappucci  
Joseph P. Villano  
William D. O'Hare, Alternate  
Jacob M. Piekarski, Alternate, sitting for Donald F. Clark

**MEMBERS ABSENT:**

Donald F. Clark, Secretary  
Mary Jane Mulligan, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

**PUBLIC HEARINGS:**

Mr. Piekarski read the call for the Public Hearing.

1. #12-14      Application of Rod Storer, Owner and Applicant, relative to 55 North Hill Road, (Map 31, Lot 19), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a 6' high fence in a front yard where 3' is permitted. R-40 Zoning District.

Mr. Rod and Mrs. Lauren Storer, owners and applicants, presented the application to permit a fence height of 6' where 3' is permitted. Mrs. Storer then submitted photographs of her property, Exhibits A through D. She explained to the Board that they live near a Rehabilitation Center that has numerous vehicles on site and feels the 6' high fence is needed for the safety of their children. The Board asked questions and Mr. Storer responded.

There being no public comment, the public hearing was closed.

2. #12-16 Application of Giovanni Scalmani and Laura Villa, Owners and Applicants, relative to 81 Buell Street, (Map 41, Lot 181), per Section 2.1.1.9, requesting a side yard variance of 5' to allow a side yard setback of 5' where 10' is required, and requesting an aggregate side yard setback variance of 5.5' to permit an aggregate side yard of 19.5' where 25' is required. R-12 Zoning District.

This application has been postponed to the July 19, 2012 meeting.

**DELIBERATION SESSION:**

**PUBLIC HEARINGS:**

1. #12-14 Application of Rod Storer, Owner and Applicant, relative to 55 North Hill Road.

Mrs. Genovese moved to approve the application with the granting of a 3' variance setback 25' from North Hill Road only; Mr. Cappucci seconded the motion. The Board voted as follows:

Hannon - aye Genovese – aye Cappucci – aye Villano – aye Piekarski - aye

The application was approved.

In approving the application, the Board stated the following:

1. The variance is limited to a 25' setback from North Hill Road.
2. The variance was granted for safety concerns.
3. The request is reasonable.

**OTHER:** None

**CEASE AND DESIST ORDERS:** None

**CORRESPONDENCE:** 2013 Meeting Dates

Mr. Cappucci moved to approve the 2013 Meeting Dates; Mr. Villano seconded the motion. All were in favor.

**MINUTES:**

May 17, 2012

Mrs. Genovese moved to approve the minutes of the May 17, 2012 meeting; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Genovese – aye Cappucci – aye Villano – aye Piekarski – aye

**ADJOURN:**

There being no further business, Mr. Cappucci moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:41 PM.